





Local Avenue, Sherburn Hill, DH6 1HG
2 Bed - House - Semi-Detached
£750 PCM

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DISCLAIMER: THERE IS AN ADDITIONAL £28 PAYABLE TO THE LANDOLORD EACH MONTH ON TOP OF THE RENT FOR THE BROADBAND/INTERNET FOR THE PROPERTY WHICH IS NOT OPTIONAL.

Furnished ** Well Presented ** Pleasant Position ** Large Rear Garden ** Outskirts of Durham ** Access to Village Amenities ** Good Road Links ** GCH & Upvc Double Glazing ** Early Viewing Advised **

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A well-proportioned two-bedroom semi-detached house, offered to the rental market on a furnished basis and pleasantly situated in Sherburn Hill, on the outskirts of Durham.

The property provides comfortable accommodation arranged over two floors. The ground floor comprises an entrance hall, lounge, kitchen/breakfast room, rear lobby and cloakroom/WC.

To the first floor are two double bedrooms together with a bathroom/WC fitted with an over-bath shower.

Externally, one of the property's key features is the large rear garden, providing generous outdoor space. Street parking is available to the front.

Sherburn Hill offers convenient access to surrounding villages and local amenities, while being well positioned for access towards Durham City and the wider road network.

An ideal rental home for a couple, small family or professionals looking for a furnished property within easy reach of Durham.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - D

BOND £750

Required Earnings: Tenant Income - £28,800.00 Guarantor Income (If Required) - £28,800.00

REDRESS
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Agent Notes
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk
Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions











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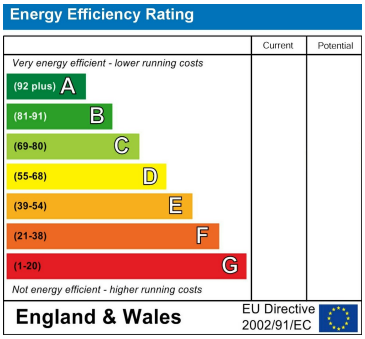
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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